034.0	0001	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	468,100 / 468,100
					USE VALUE:	468,100 / 468,100
					ASSESSED:	468,100 / 468,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		MARRIGAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ERDENBERGER THOMAS J
Owner 2:	
Owner 3:	
Street 1:	6 MARRIGAN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MICK ELIZABETH K -
Owner 2:	-
Street 1:	6 MARRIGAN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,301 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Aluminum Exterior and 872 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3301.000	135,900		332,200	468,100
Total Card	0.076	135,900		332,200	468,100
Total Parcel	0.076	135,900		332,200	468,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 536.81 | /Parcel: 536.8

Legal Description

User Acct 23316

GIS Ref

GIS Ref

Insp Date 12/13/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 034.0-0001-0015.0

!2770!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	136,300	0	3,301.	332,200	468,500	468,500	Year End Roll	12/18/2019
2019	101	FV	110,100	0	3,301.	301,000	411,100	411,100	Year End Roll	1/3/2019
2018	101	FV	110,100	0	3,301.	285,500	395,600	395,600	Year End Roll	12/20/2017
2017	101	FV	110,100	0	3,301.	249,100	359,200	359,200	Year End Roll	1/3/2017
2016	101	FV	110,100	0	3,301.	212,800	322,900	322,900	Year End	1/4/2016
2015	101	FV	88,600	0	3,301.	197,200	285,800	285,800	Year End Roll	12/11/2014
2014	101	FV	88,600	0	3,301.	163,500	252,100	252,100	Year End Roll	12/16/2013
2013	101	FV	88,600	0	3,301.	155,700	244,300	244,300		12/13/2012

PRINT

Date	Time
12/10/20	18:07:31

LAST REV

Date	Time
05/14/19	14:07:35

apro

PAT ACCT. 2770

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MICK ELIZABETH	32820-247		5/2/2001		227,500	No	No		
SMITH FRANK W	25899-490		12/15/1995		120,000	No	No		Y

USER DEFINED

Prior Id # 1:	23316
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/16/2017	1048	Re-Roof	5,680	C				
7/15/2005	635	Wood Dec	5,000			G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2018	MEAS&NOTICE	CC	Chris C
1/24/2009	Meas/Inspect	336	PATRIOT
8/15/2001	MLS	MM	Mary M
2/18/2000	Meas/Inspect	270	PATRIOT
8/9/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3301		Sq. Ft.	Site		0	64.	1.57	3									332,179						332,200	

Total AC/HA: 0.07578 | Total SF/SM: 3301 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 332,179 | Spl Credit | Total: 332,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall	25	% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.92490751
Adj $ / SQ:	124.863
Other Features:	62000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	196886
Depreciation:	61035
Depreciated Total:	135851

COMMENTS

COMMON WALL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5			BRs: 2				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

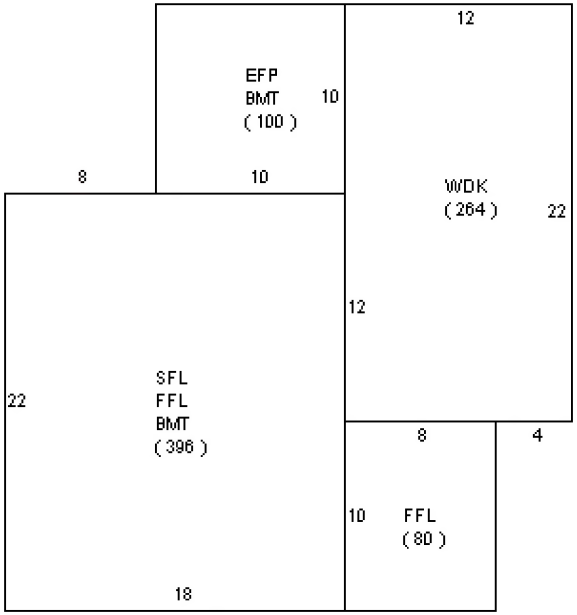
No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	124.86
Special Features:	0	Val/Su Net:	78.46
Final Total:	135900	Val/Su SzAd	155.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	496	37.460	18,580
FFL	First Floor	476	124.860	59,435
SFL	Second Floor	396	124.860	49,446
WDK	Deck	264	9.050	2,390
EFP	Enclos Porch	100	50.360	5,036
	Net Sketched Area:	1,732	Total:	134,887
Size Ad	872	Gross Are	1732	FinArea 872

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

034.0-0001-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	